

**TEMPORARY HIGHWAY EASEMENT GRANT**  
(General)

Form T-3  
Revised 07/2014

Project:	<u>1401281; Yeager Road</u>
Parcel:	<u>4A</u>
Page:	<u>1 of 3</u>

Reference: Instr. # 202121002915

**THIS INDENTURE WITNESSETH**, That Arturo Ramirez-Pena and Cindy Ramirez, husband and wife, the Grantors, of Tippecanoe County, State of Indiana Grant to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of Seven Hundred and No/00 Dollars (\$700.00) (of which said sum \$0.00 represents land improvements acquired and \$700.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantors for the purpose of grading and/or other road related improvements servicing to the Grantors' property to and from that highway facility known as 1401281; Yeager Road, which said Real Estate situated in the County of Tippecanoe, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantors and/or the Grantors' successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantors.

Interests in land acquired by  
The Board of Commissioners of Tippecanoe County  
Grantee mailing address:  
20 N. 3rd Street, 1st Floor  
Lafayette, Indiana 47901  
I.C. 8-23-7-31

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Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the Board of Commissioners of Tippecanoe County, Indiana, except:

None

The said Grantors acknowledge that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.


This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantors, for the purpose of inducing the Board of Commissioners of Tippecanoe County, Indiana, to accept this grant and to pay the hereinbefore referenced consideration, represent that the Grantors are the owner in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

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IN WITNESS WHEREOF, the said Grantors have executed this instrument this 12<sup>th</sup> day of May, 2022

  
Signature: Arturo Ramirez-Pena, husband

  
Signature: Cindy Ramirez, wife

STATE OF: Indiana  
COUNTY OF Marion

SS:

Before me, a Notary Public in and for said State and County, personally appeared Arturo Ramirez-Pena and Cindy Ramirez, husband and wife, the Grantors in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 12<sup>th</sup> day of May, 2022

Signature Gina M. Hansen

Printed Name Gina M. Hansen

My Commission Number 68794

My Commission expires 9/8/2024

I am a resident of MARION County.



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Douglas J. Masson, Attorney at Law

This instrument was prepared by Douglas J. Masson, Attorney at Law, Attorney #19474-53, HOFFMAN, LUHMAN & MASSON, PC, 200 Ferry Street, Suite C, Lafayette, IN 47902

**Exhibit "A"**

Sheet 1 of 1

Project: 1401281

Parcel: 4A Temporary Right-of-Way for Grading

Tax Id. No. 79-02-36-200-008.000-023

Cross Reference: Inst. No. 202121002915

A part of the Southwest Quarter of the Northeast Quarter of Section 36, Township 24 North, Range 5 West in Tippecanoe County, Indiana, described as follows: Commencing at the Northwest Corner of said Northeast Quarter; thence South 00 degrees 24 minutes 05 seconds East a distance of 1,323.49 feet, along the West Line of said Quarter section, to the Northwest Corner of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 43 minutes 42 seconds East a distance of 522.42 feet, along the North Line of said Southwest Quarter - Quarter, to the point of beginning of this description; thence North 31 degrees 13 minutes 04 seconds West a distance of 221.13 feet; thence South 89 degrees 43 minutes 42 seconds East a distance of 29.32 feet; thence South 31 degrees 13 minutes 04 seconds East a distance of 179.61 feet; thence South 00 degrees 25 minutes 37 seconds East a distance of 74.23 feet; thence North 31 degrees 13 minutes 04 seconds West a distance of 37.56 feet; thence North 58 degrees 46 minutes 56 seconds East a distance of 13.00 feet to the point of beginning and containing 0.127 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana.

This description was prepared for the Tippecanoe County by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 25<sup>th</sup> day of August, 2021.



  
Trent E. Newport  
Indiana Land Surveyor  
No. LS 29600021

The above Temporary Highway Easement Grant – (Yeager Road – Parcel 4A – Arturo Ramirez-Pena and Cindy Ramirez) approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
David S. Byers, President

\_\_\_\_\_  
Tracy A. Brown, Vice President

\_\_\_\_\_  
Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: \_\_\_\_\_  
Robert A. Plantenga, Auditor